

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 12, 2005

AGENDA DATE: May 19, 2005

PROJECT ADDRESS: 1837 ½ El Camino de la Luz (MST2002-00214)

TO: Planning Commission

FROM: Planning Division, (805) 564-5470

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I. SUBJECT

The project consists of the construction of a 1,499 square foot, two-story single family residence with an attached 443 square foot garage, on a 23,885 square foot vacant bluff-top lot. Access to the site would be provided by private easements extending south from the terminus of the paved public road (El Camino de la Luz). The project application letter is included as Attachment 1 of this report. The proposed development would require the following discretionary applications:

- 1. A <u>Coastal Development Permit</u> to allow construction of a new residence in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009); and
- 2. A <u>Modification</u> to allow construction of a new residence on a lot without the required 60-foot frontage on a public street (SBMC §28.15.080 and §28.92.026).

II. ENVIRONMENTAL REVIEW

The Draft Mitigated Negative Declaration (MND) evaluates the potential environmental effects resulting from the proposed project (Attachment 2). The analysis identifies potentially significant, but mitigable environmental effects in the following issue areas: aesthetics, biological resources, geophysical conditions, fire hazard, transportation/circulation, and water environment. Also evaluated in the document as less than significant impacts are air quality, cultural resources, noise, population and housing, public services, and recreation issues. Mitigation measures are identified to reduce potentially significant impacts to insignificant levels, and to minimize less than significant impacts.

The Draft MND was prepared and released for public review. The 30-day public review period began on Wednesday, April 6, 2005 and was extended for an additional week, to Friday, May 13, 2005. Although the public hearing on the Draft MND is scheduled after the close of the public comment period, oral comments presented at the environmental hearing and any additional written comments received between May 13th and May 19th will be accepted as public comment on the draft document, and receive a written response in the Final MND.

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III. RECOMMENDATION

Staff recommends that the Planning Commission hold an environmental hearing to receive public comments on the adequacy and completeness of the draft environmental analysis. No action will be taken at this hearing on the environmental document or the project. A subsequent Planning Commission hearing will be scheduled to consider actions to adopt the final environmental document and approve the project.

Attachments:

- 1. Letter from the Applicant, dated August 9, 2004
- 2. Draft Mitigated Negative Declaration with Exhibits A-H (under separate cover this document is available at 630 Garden Street upon request)

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